

**RECORDING REQUESTED BY:**

Steven D. Siner, Esq.  
Hoge, Fenton, Jones & Appel, Inc.  
4309 Hacienda Drive, Suite 350  
Pleasanton, CA 94588

**WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:**

Julia Frances Nelson  
15318 Karl Avenue  
Monte Sereno, CA 95030

DOUGLAS COUNTY, NV **2015-865441**  
Rec:\$15.00  
Total:\$15.00 **06/29/2015 10:47 AM**  
HOGE FENTON JONES & APPEL Pgs=3



00017487201508654410030033

KAREN ELLISON, RECORDER

E07

APN: 1220-15-310-065

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That JULIA NELSON, an unmarried woman as her sole and separate property

and for no consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to JULIA FRANCES NELSON, Trustee of the AMENDED AND RESTATED JULIA FRANCES NELSON REVOCABLE LIVING TRUST

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as:

Lot 36, Block 0, as shown on the map of GARDENERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, as Document No. 35914

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 24, 2015

  
\_\_\_\_\_  
JULIA NELSON

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

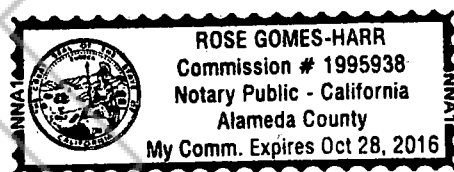
State of California )  
County of Alameda )

On June 24, 2015, before me, ROSE GOMES-HARR, a *Notary Public*, personally appeared JULIA NELSON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rose Gomes-Harr (Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-15-310-065  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land b)  Single Fam. Res.  
 c)  Condo/Twnhse d)  2-4 Plex  
 e)  Apt. Bldg f)  Comm'l/Ind'l  
 g)  Agricultural h)  Mobile Home  
 i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: SD-Trust Verified

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: Conveyance to grantor revocable trust without consideration.  
Certification of Trust enclosed herewith.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Julia Nelson* Capacity Grantor  
 Signature *Julia Frances Nelson* Capacity Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 JULIA NELSON  
 Print Name: \_\_\_\_\_  
 Address: 15318 KARL AVENUE  
 City: MONTE SERENO  
 State: CA Zip: 95030

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 JULIA FRANCES NELSON, TRUSTEE\*  
 Print Name: \_\_\_\_\_  
 Address: 15318 KARL AVENUE  
 City: MONTE SERENO  
 State: CA Zip: 95030

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: STEVEN D. SINER, ESQ. Escrow # N/A  
 Address: 4309 HACIENDA DRIVE, SUITE 350  
 City: PLEASANTON State: CA Zip: 94588

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)